

# **FOR SALE State of Idaho Surplus Property**

## **Bennett Surplus – Near Anderson Ranch Dam**

*Enjoy your own piece of Idaho's high mountain prairies and rolling hills!*

**Request for offers to purchase.**

**All reasonable offers will be considered. Seller reserves the right to reject all offers. All offers to purchase must be received or postmarked by August 27, 2010, 5:00 P.M.**

**Submittals must include receipt of proof of financial ability to pay full Bid price at closing. Acceptable proof of such financial ability shall be: (1) A letter from a financial institute clarifying bidders prequalification to place a bid at no less than offer amount submitted; OR (2) A cash (or cash equivalent) deposit of the full offer amount submitted.**



### **PROPERTY DESCRIPTION**

This vacant property is approximately 2.07 acres in size, located in southwestern Idaho, in the unincorporated community known as Dixie, approximately 22 miles north of Mountain Home off of Highway 20 in Elmore County. This property is centered near fabulous recreational activities. The areas high mountain meadows and rolling hills offer great fishing, hunting, hiking, boating, skiing and snowmobiling. Soldier Mountain Ski Resort in Fairfield, Idaho and Sun Valley Ski Resort are located to the east, for the snow skiers. Anderson Ranch Reservoir is located just north for the boaters, fisherman and water skiers. The property has access from an un-vacated and abandoned right-of-way of the old Mountain Home-Dixie roadway which traverses the property on the east. There are two utility line easements which cross along the eastern boarder of the property for power and phone lines, which is designated as running along the old abandoned Mountain Home-Dixie roadway. This property is being sold as is.

### **For more information or to submit an Offer, Please Contact:**

Idaho Department of Lands, P.O. Box 83720, 300 N. 6<sup>th</sup> St. Suite 103, Boise, Idaho 83720-0050, (208) 334-0200 Fax (208) 334-3698 [lmradminhelpdesk@idl.idaho.gov](mailto:lmradminhelpdesk@idl.idaho.gov)

Visit our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

**Disclaimer:** This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective purchasers should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

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The Bennett Surplus property is located near the Boise National Forest, and Dixie Creek which is a spring-fed drainage traverses a portion of the property on the west, presently has an established beaver dam at or near the properties northern boundary. This properties location is close for quick access from the city life, one hour from Boise and just 30 minutes from Mountain Home. With a wide variety of excellent recreational activities located nearby. This property is being sold as is.

<b><u>LEGAL DESCRIPTION:</u></b>	In a portion of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 24, Township 1 South, Range 8 East, B. M. in Elmore County, Idaho.
<b><u>SIZE:</u></b>	Approximately 2.07 acres, more or less
<b><u>HIGHEST AND BEST USE:</u></b>	Rural Residential
<b><u>ZONING:</u></b>	Agricultural B
<b><u>IMPROVEMENTS:</u></b>	None
<b><u>UTILITIES:</u></b>	None, Power and Phone nearby
<b><u>10/2008 APPRAISED VALUE</u></b>	\$ 60,000

The successful bidder will be responsible for all cost of sale including appraisal, advertising, closing costs and title insurance premiums if applicable. If a reasonable offer is accepted the successful Bidder will be required to sign a Purchase and Sale agreement and make a deposit for the amount of \$3,532.50 for the appraisal, advertising and Deed Fee.

### **Reservations:**

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights will be disposed of with the property.

### **No Warranty of Suitability, Environmental Cleanliness or Property Title:**

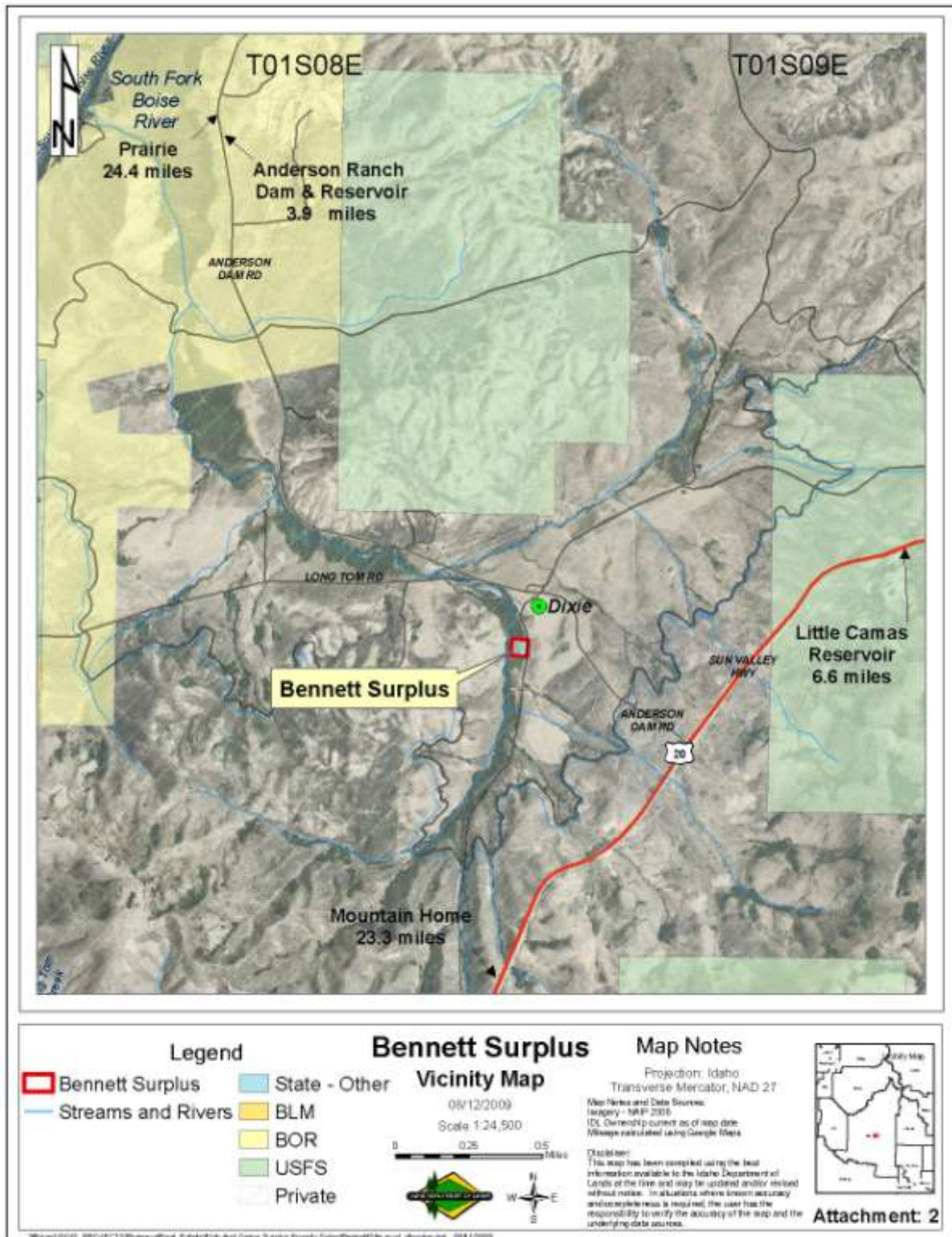
The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

### **If you are interested in this property please contact:**

Tracey Rauch, P.O. Box 83720, 300 N. 6<sup>th</sup> St. Suite 103, Boise, Idaho 83720-0050,  
(208) 334-0230 Fax (208) 334-3698 [trauch@idl.idaho.gov](mailto:trauch@idl.idaho.gov)

Visit our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

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